



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

DISPLAY FORECOURT, SHOWROOM & WORKSHOPS

**586 BRADFORD ROAD, BATLEY,
WEST YORKSHIRE, WF17 8LP**

241.16m² (2,596 sq. ft)
0.62 acres, approx.



- Terraced display sales pitch
- Extensive and prominent frontage to Bradford Road (A652)
- 15,000 passing vehicles per day
- Showroom and workshop accommodation

0113 2348999

Location

The premises are located fronting the northern side of Bradford Road (A652), a busy arterial route linking Dewsbury to the Bradford Road junction with Leeds/Huddersfield Road (A62) within an area of predominantly business use fronting the highway with adjacent and nearby users including motor trade (and related) concerns, Imo Car Wash, Batley Enterprise Centre and Frankies Burger Bar.

Description

The display forecourt is a rectangular site arranged over 3 broadly level tiered terraces with stone and concrete blockwork retaining structures and illumination columns. The two large display terraces, fronting the highway, are macadam surfaced.

The forecourt has a long history associated with car sales display and the minimum display capacity is estimated as follows:-

Area	Car Display Capacity
Front forecourt	40
Central forecourt	30
Rear forecourt	5

The ground floor showroom has a ceramic tiled floor and light partitioning forming kitchen and sales office.

The single storey brick valeting bay has a flat roof on timber trusses and concrete floor.

The rear vehicle workshop is the ground floor of a two storey building with two steel roller shutter doors and concrete floor. The left bay of the workshop has a four poster vehicle ramp in situ, available upon terms to be agreed.

Accommodation

Description	M ²	(sq. ft)
GF showroom	96.84	(1,042)
Valeting bay	43.66	(470)
Garage workshop	100.66	(1,084)
TGIFA	241.16	(2,596)

The property occupies a total site area estimated at 0.62 acres.

Services

Mains electricity, water and drainage are connected to the property. Prospective tenants must satisfy themselves with regard to the condition and capacity of the utilities.

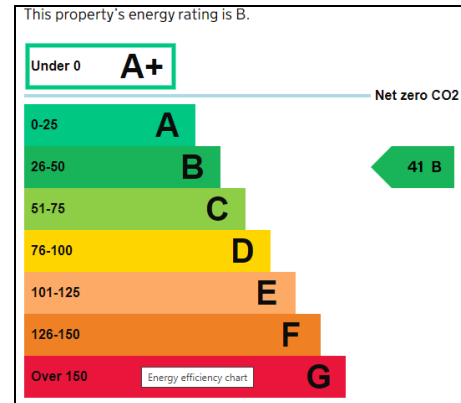
Business Rates

Through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Car Showroom & Premises RV £7,700

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate



Lease Terms

The premises are offered to let by way of a new lease on an essentially tenants full repairing and insuring basis, for a term to be agreed incorporating regular upward only rent reviews.

Rent

£37,500 per annum exclusive, payable monthly in advance.

VAT

The rent is quoted exclusive of VAT. We are advised the property is not opted to tax and VAT will not be applicable.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Ben Preston

Tel: 0113 234 8999
andrew@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 3565/A/S
August 2024

Subject to Contract



Michael Steel & Co
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0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.